

## **Corktown**

Corktown is generally bounded by the Fisher Freeway (I-75) to the north, the Detroit River to the south, the Lodge Freeway (M-10) to the east and 16<sup>th</sup> Street to the west. Landmarks include the former Tiger Stadium and the former Michigan Central Depot.

Between 1990 and 2000 Corktown lost over twenty percent of its population and thirty percent loss of its housing units. Yet, Corktown has one of the City's lowest percent of vacant housing units with a high percent of rental housing units. Almost a third of the population are college graduates.

### **❑ Neighborhoods and Housing**

**Issue:** Corktown's small lot sizes, the age of the area's housing, and the vacant lots interspersed throughout the neighborhood create redevelopment challenges. The large vacant former rail yard along the Detroit River provides an opportunity for mixed-use development.

#### **GOAL 1: Preserve sound neighborhoods**

**Policy 1.1:** Maintain the stability of the central area through home repair programs, and scattered-site infill development of similar scale and character to the existing housing stock.

#### **GOAL 2: Increase residential density**

**Policy 2.1:** Develop the former riverfront rail yard as a mixture of high density residential and commercial uses, preserving views and public access to open space along the riverfront.

#### **GOAL 3: Conversion of obsolete industrial buildings**

**Policy 3.1:** Rehabilitate vacant industrial buildings along Lafayette and Fort into residential lofts.

### **❑ Retail and Local Services**

**Issues:** The major issues for this community involve redevelopment of large vacant sites along the riverfront and along Michigan (i.e., Tiger Stadium and Michigan Central Depot) and their impact on the adjacent commercial strips.

**GOAL 4: Develop mixed-use activity nodes**

**Policy 4.1:** Encourage mixed-use development for the Tiger Stadium site (at Michigan and Trumbull), incorporating residences, shopping, offices, and recreation.

**Policy 4.2:** Encourage major office and retail development for the Michigan Central Depot.

**Policy 4.3:** Encourage high-density mixed-use development to replace obsolete industrial and commercial properties along Fort.

**Policy 4.4:** Develop commercial nodes south of Jefferson with a mix of locally serving, small-scale businesses, entertainment related venues, service establishments and civic space.

**GOAL 5: Reduce conflicts between commercial and residential areas**

**Policy 5.1:** Insure commercial development along Michigan does not encroach into the adjacent residential areas.

❑ **Industrial Centers**

**Issue:** There are several functioning light industrial facilities in the central portion of the area. The expansion of trucking and other uses associated with the Ambassador Bridge is creating conflict with nearby residential and commercial uses.

**GOAL 6: Increase the viability of industrial area**

**Policy 6.1:** Redevelop the under-utilized sites west of Rosa Parks by attracting new and encouraging existing businesses to use the land for expansion or relocation.

**GOAL 7: Reduce conflicts between industrial and residential areas**

**Policy 7.1:** Establish and enforce designated truck routes to and from Rosa Parks and Fort.

**Policy 7.2:** Buffer the negative impacts of industrial land uses upon residential areas to the north.

**Policy 7.3:** Ensure that modernization and expansion plans for the rail and bridge facilities do not encroach upon the surrounding residential areas.

**Policy 7.4:** Encourage custom related uses to locate in the area east of 16<sup>th</sup> street and north of Lafayette.

❑ **Parks, Recreation and Open Space**

**Issue:** There are few well-maintained green spaces or recreational areas for neighborhood residents. The area also lacks links to the riverfront.

**GOAL 8: Increase open space and recreational opportunities**

**Policy 8.1:** Improve the condition of the public open space immediately north of the Michigan Central Depot (at Michigan and Roosevelt).

**Policy 8.2:** Develop open space and recreation uses along the riverfront to encourage recreational activities such as fishing and picnicking.

**GOAL 9: Increase access to open space and recreational areas**

**Policy 9.1:** Develop greenways connecting residential areas to the riverfront.

❑ **Transportation and Mobility**

**Issue:** The redevelopment of the Michigan Central Depot and Tiger Stadium could create regional attractions. The area is poorly linked to downtown and other area attractions.

**GOAL 10: Provide transportation options**

**Policies 10.1:** Development transit links for sites along Michigan to the CBD and other area attractions.

## 2000 Census - Demographic Profile

Neighborhood **Corktown**

## Total Population

1,195

1990 Population

1,527

1990 to 2000 Change

-332

Percent Change

-21.74%

## Race

White Only

646

54.06%

Black or African American  
Only

327

27.36%

American Indian and Alaska  
Native Only

21

1.76%

Asian Only

0

0.00%

Native Hawaiian and Other  
Pacific Islander Only

0

0.00%

Other Race Only

139

11.63%

Two or More Races

62

5.19%

## Hispanic Origin

Hispanic Origin (Any Race)

412

34.48%

1990 Hispanic Origin

406

1990 to 2000 Change

6

Percent Change

1.48%

## Gender

Male

630

52.72%

Female

565

47.28%

## Educational Attainment

Population 25 or older

846

70.79%

HS Graduate or Higher

559

66.08%

Assoc. Degree or Higher

261

30.85%

## Age

Youth Population  
(Under 18 Years Old)

248

20.75%

1990 Youth Population

256

1990 to 2000 Change

-8

Percent Change

-3.13%

0 to 4 Years Old

86

7.20%

5 to 10 Years Old

65

5.44%

11 to 13 Years Old

46

3.85%

14 to 17 Years Old

51

4.27%

18 to 24 Years Old

101

8.45%

25 to 44 Years Old

418

34.98%

45 to 64 Years Old

284

23.77%

65 Years Old and Older

144

12.05%

## Households

Households

573

Average Household Size

1.99

Population in Group Quarters

55

4.60%

Population in Households

1,140

Family Households

210

36.65%

Married Couple Family

124

59.05%

Female Householder Family

77

36.67%

One Person Households

308

53.75%

## Housing Units

Housing Units

681

1990 Housing Units

982

1990 to 2000 Change

-301

Percent Change

-30.65%

Vacant Housing Units

117

17.18%

Occupied Housing Units

564

82.82%

Owner Occupied

170

30.14%

Renter Occupied

394

69.86%

## Housing Value

Owner Occupied Units

139

Less Than \$15,000

4

2.88%

\$15,000 to \$29,999

4

2.88%

\$30,000 to \$49,999

17

12.23%

\$50,000 to \$69,999

47

33.81%

\$70,000 to \$99,999

27

19.42%

\$100,000 to \$199,999

35

25.18%

\$200,000 or More

5

3.60%

## Household Income

Less Than \$10,000

144

25.13%

\$10,000 to \$14,999

62

10.82%

\$15,000 to \$24,999

88

15.36%

\$25,000 to \$34,999

48

8.38%

\$35,000 to \$49,999

90

15.71%

\$50,000 to \$74,999

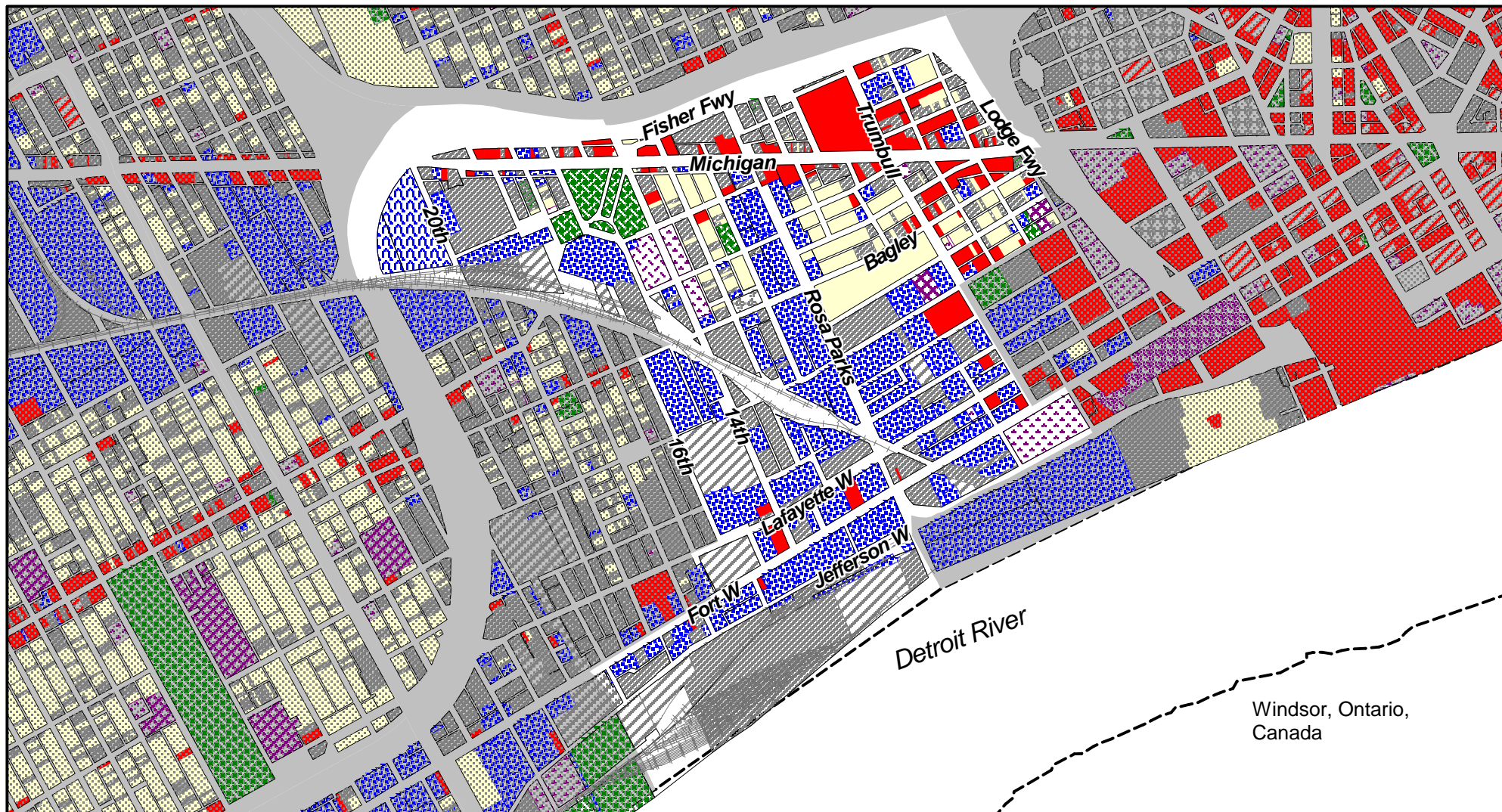
59

10.30%

\$75,000 or More

82

14.31%



Map 4-2A

City of Detroit  
Master Plan of  
Policies

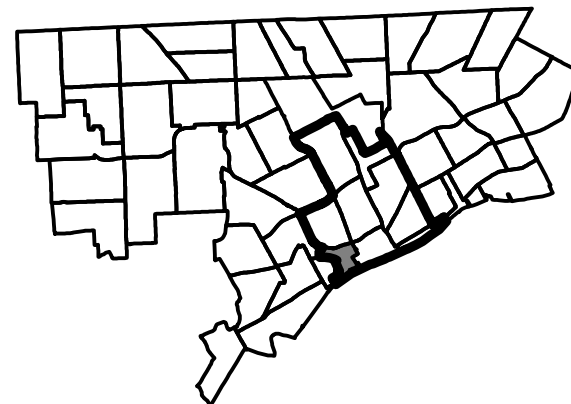
### Neighborhood Cluster 4 Corktown



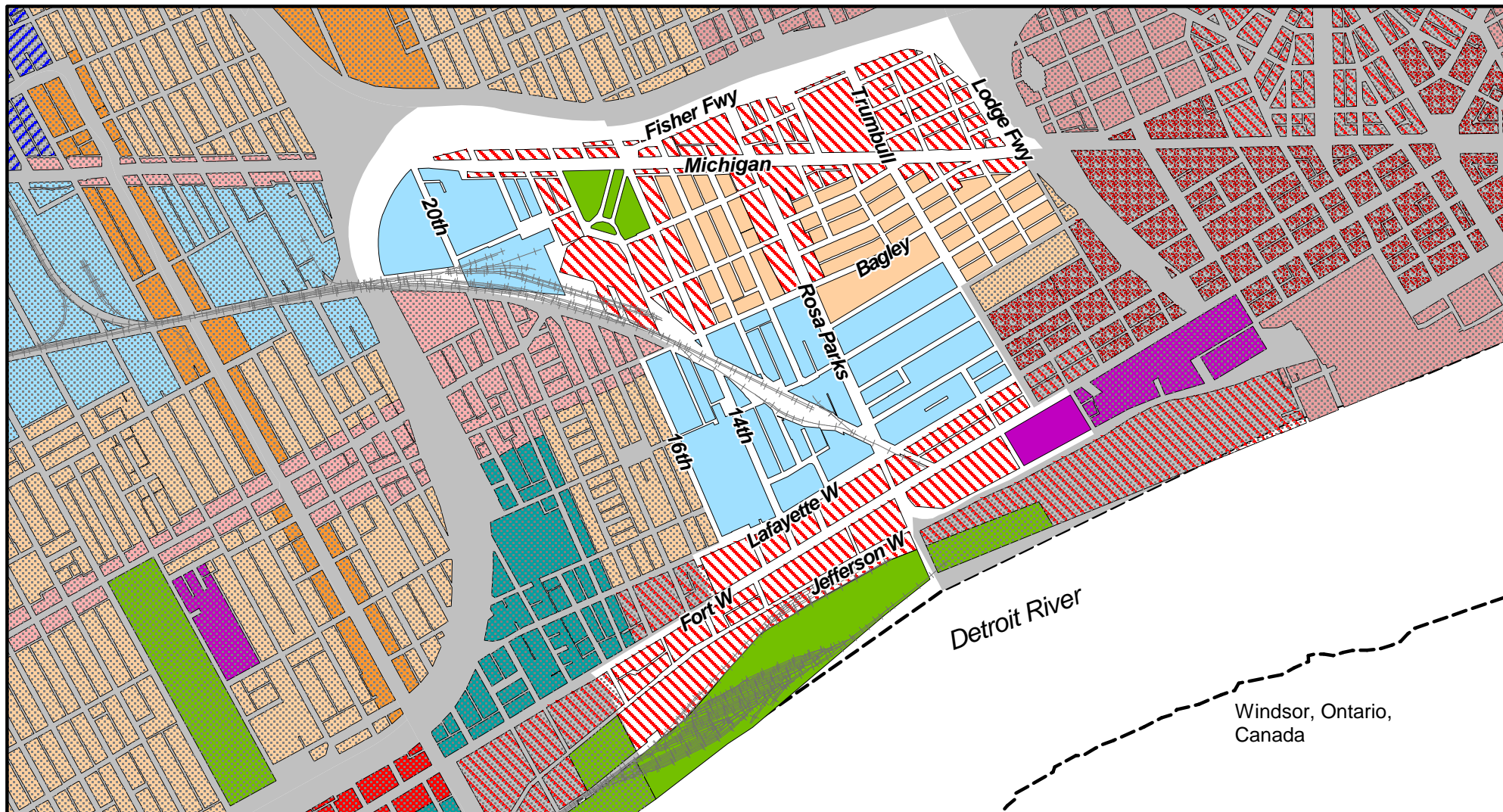
#### Existing Land Use \* -

- |                         |                            |
|-------------------------|----------------------------|
| Residential             | School - Primary/Secondary |
| Commercial              | School - Other             |
| Office                  | College/University         |
| Industrial              | Institutional              |
| Transportation          | Cemetery                   |
| Utilities/Communication | Recreation/Open Space      |
| Hospital/Clinic         | Vacant                     |

\* January 2000 Existing Land Use. Sources:  
Detroit Public Schools Data/Image database;  
Recreation Department Site Inventory;  
Planning and Development Department's Property Information System (PINS);  
Finance Department, Assessment Division's Integrated Physical Data System (IPDS).







Map 4-2B

City of Detroit  
Master Plan of  
Policies

### Neighborhood Cluster 4 Corktown



#### Future Land Use -

- |                                |                                |
|--------------------------------|--------------------------------|
| Low Density Residential        | Light Industrial               |
| Low-Medium Density Residential | Distribution/Port Industrial   |
| Medium Density Residential     | Mixed - Residential/Commercial |
| High Density Residential       | Mixed - Residential/Industrial |
| Major Commercial               | Mixed - Town Center            |
| Retail Center                  | Recreation                     |
| Neighborhood Commercial        | Regional Park                  |
| Thoroughfare Commercial        | Private Marina                 |
| Special Commercial             | Airport                        |
| General Industrial             | Cemetery                       |
|                                | Institutional                  |

